180.0	0005	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	692,300	/	692,300
USE VALUE:	692,300	/	692,300
ASSESSED:	692,300	/	692,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		BREWSTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARMER DANIEL & JODIE
Owner 2:	
Owner 3:	
Street 1:	1 BREWSTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RONAN MARY I -
Owner 2:	-
Street 1:	350 CENTRAL PARK WEST APT 9C
Twn/City:	NEW YORK
St/Prov:	NY Cntry:
Postal:	10025

NARRATIVE DESCRIPTION

This parcel contains 7,236 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Wood Shingle Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7236.000	245,800	500	446,000	692,300
Total Card	0.166	245,800	500	446,000	692,300
Total Parcel	0.166	245,800	500	446,000	692,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.61 | /Parcel: 384.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	122307
GIS Ref	
GIS Ref	
Insp Date	05/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 180.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	245,800	500	7,236.	446,000	692,300	692,300	Year End Roll	12/18/2019
2019	101	FV	197,500	600	7,236.	446,000	644,100	644,100	Year End Roll	1/3/2019
2018	101	FV	197,000	600	7,236.	375,900	573,500	573,500	Year End Roll	12/20/2017
2017	101	FV	197,000	600	7,236.	344,000	541,600	541,600	Year End Roll	1/3/2017
2016	101	FV	197,000	600	7,236.	293,100	490,700	490,700	Year End	1/4/2016
2015	101	FV	199,000	600	7,236.	254,800	454,400	454,400	Year End Roll	12/11/2014
2014	101	FV	199,000	600	7,236.	235,700	435,300	435,300	Year End Roll	12/16/2013
2013	101	FV	199,000	600	7,236.	224,300	423,900	423,900		12/13/2012

!14160!

PRINT

Date	Time
12/11/20	04:01:58

LAST REV

Date	Time
06/26/18	13:33:02
apro	
14160	

USER DEFINED

Prior Id # 1:	122307
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RONAN MARY I,	64635-117		12/10/2014	Estate/Div	420,000	No	No		
	8503-103		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2018	574	Addition	23,902	C				addition with bath
7/13/2017	806	New Wind	2,700	C				
10/28/2015	1662	New Wind	4,800					
12/22/2014	1729	New Wind	23,250					Supply and install
4/17/2014	360	Manual	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	BS	Barbara S
6/16/2014	Info Fm Prmt	PC	PHIL C
10/20/2008	Meas/Inspect	345	PATRIOT
10/17/2008	Measured	197	PATRIOT
2/29/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7236		Sq. Ft.	Site		0	70.	0.88	7									445,955						446,000	

Total AC/HA:	0.16612	Total SF/SM:	7236	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	445,955	Spl Credit		Total:	446,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	5 - Asbestos	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97990203
Adj $ / SQ:	165.358
Other Features:	63132
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	356178
Depreciation:	110415
Depreciated Total:	245763

COMMENTS

PDAS. BCK 1 SIDE =ASBESTOS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	1	HB						

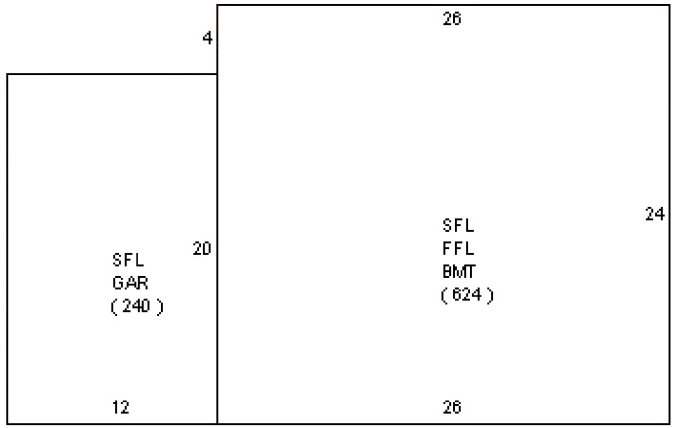
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



Sum Area By Label :
SFL = 864
FFL = 624
BMT = 624
GAR = 240

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.36
Special Features:	0	Val/Su Net:	104.51
Final Total:	245800	Val/Su SzAd	165.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	864	165.360	142,870
BMT	Basement	624	65.730	41,016
FFL	First Floor	624	165.360	103,184
GAR	Garage	240	24.910	5,977

Net Sketched Area:	2,352			Total:	293,047
Size Ad	1488	Gross Are	2352	FinArea	1800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X20	A	AV	1970	3.95	T	39.2	101			500			500
2	Frame Shed	D	Y	1	7X7	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500

IMAGE

AssessPro Patriot Properties, Inc